



Connells

Prospect Road
Dorchester

Property Description

Accommodation comprises: Entrance Porch into Hallway. Living Room with Dining Area offering an open plan living space. Sitting Area with electric feature fireplace and front aspect window. Fitted Kitchen with a range of wall and base mounted cabinets, integral cooker with electric hob, countersunk composite sink and drainer, back door to conservatory which leads to the garden. Off the kitchen there is a downstairs toilet and storage room/utility area. Stairs leading to landing with access to the newly fitted wet room. From the landing there is a door to the master bedroom benefitting from a rear aspect window and sky light, as well as large storage cupboards and access to loft space via staircase. The second bedroom offers a double bedroom, fitted wardrobe and front aspect window.

Outside there is on street parking. To the rear there are steps leading up to a patio area to the back of the house and further laid to lawn with back access gate.

Situated in part of Dorchester, Prospect Road offers period properties and modern amenities nearby, making it a desirable location for families, and working professionals. The street is lined with Victorian houses, and spacious rear gardens. Prospect Road benefits from its close proximity to Dorchester's town centre, within a short walk away.

Ground Floor

Entrance Hall

A double glazed front door leads into the entrance hall, with a door leading into the dining room.

Dining Room

15' 9" x 10' 9" (4.80m x 3.28m)

A door leads from the entrance hall to the dining room, with stairs leading to the first floor, an understairs cupboard, illuminated shelving, lino flooring, a radiator, a doorway to the lounge and with a pair of double doors leading to the kitchen.

Lounge

10' 4" x 12' 2" (3.15m x 3.71m)

A doorway leads from the dining room to the fully carpeted lounge providing the opportunity for open plan living, with a double glazed window to the front aspect, an electric feature fireplace, a television aerial socket and a telephone point.

Kitchen

11' 1" x 7' 4" (3.38m x 2.24m)

A pair of double doors leads from the dining room to the part tiled, fitted kitchen with a range of wall and base units, splashbacks, a countersunk composite sink and drainer, a gas hob and an electric oven, plumbing for a washing machine, space for a tumble dryer, space for a fridge freezer, with lino flooring, a window to the rear aspect, a door to the downstairs cloakroom and a pair of sliding double doors leading into the conservatory.



Cloakroom

A door leads from the kitchen to the downstairs cloakroom with a WC, lino flooring and an extractor fan. With a door leading to the pantry/ utility room.

Pantry / Utility Room

A door leads from the cloakroom to the pantry / storage area which could be used as a utility room. With a double glazed window to the rear aspect, lino flooring and a radiator.

Conservatory

7' 11" x 10' 8" (2.41m x 3.25m)

Double sliding doors lead from the kitchen into the UPVC conservatory, with wooden flooring, an electric storage heater, double glazed windows to the side aspect and a pair of doors on the rear accessing the garden.

First Floor

First Floor Landing

Stairs lead up from the ground floor dining room, with doors to bedroom 1, 2 and the shower room, and benefitting from a large storage cupboard with shelving and access to the loft via a staircase.

Bedroom 1

19' 11" x 10' 9" narrowing to 8' 2" (6.07m x 3.28m narrowing to 2.49m)

A door leads from the first floor landing to the fully carpeted Bedroom 1, with a radiator, a television aerial socket, a double glazed window to the rear aspect, a skylight and a storage cupboard.

Bedroom 2

10' 4" x 12' 9" plus storage (3.15m x 3.89m plus storage)

A door from the first floor landing leads to the fully carpeted Bedroom 2, with a double glazed window to the front aspect, fitted wardrobes with shelving and housing the boiler and immersion tank.

Shower Room

A door leads from the first floor landing to the recently refurbished shower room, with a WC, a wash hand basin, a power shower with shower boards behind, a double glazed window with privacy glass and a heated towel rail.

Outside

Rear Garden

Double doors lead from the conservatory into the rear garden, with a gravelled area, steps up to a patio area for seating and a further garden area laid to lawn.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Tenure: Freehold



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